156.0	0003	0005.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	820,800 / 820,800
					USE VALUE:	820,800 / 820,800
					ASSESSED:	820,800 / 820,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
177		CEDAR AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	AFTUCK ANTHONY J & ANNE G/TR
Owner 2:	AFTUCK FAMILY IRREVOCABLE TR
Owner 3:	
Street 1:	177 CEDAR AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	AFTUCK ANTHONY J & ANNE G -
Owner 2:	-
Street 1:	177 CEDAR AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,151 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1970, having primarily Wood Shingle Exterior and 1802 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7151.000	312,600	600	507,600	820,800
Total Card	0.164	312,600	600	507,600	820,800
Total Parcel	0.164	312,600	600	507,600	820,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 455.49 | /Parcel: 455.4

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	103818
GIS Ref	
GIS Ref	
Insp Date	01/20/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 156.0-0003-0005.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	312,600	600	7,151.	507,600	820,800	820,800	Year End Roll	12/18/2019
2019	101	FV	240,700	600	7,151.	475,900	717,200	717,200	Year End Roll	1/3/2019
2018	101	FV	240,700	0	7,151.	393,400	634,100	634,100	Year End Roll	12/20/2017
2017	101	FV	240,700	0	7,151.	361,700	602,400	602,400	Year End Roll	1/3/2017
2016	101	FV	240,700	0	7,151.	330,000	570,700	570,700	Year End	1/4/2016
2015	101	FV	235,400	0	7,151.	323,600	559,000	559,000	Year End Roll	12/11/2014
2014	101	FV	235,400	0	7,151.	300,800	536,200	536,200	Year End Roll	12/16/2013
2013	101	FV	235,400	0	7,151.	286,200	521,600	521,600		12/13/2012

!12222!

PRINT

Date	Time
12/11/20	02:19:43

LAST REV

Date	Time
04/09/18	12:21:42
apro	
12222	

USER DEFINED

Prior Id # 1:	103818
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
AFTUCK ANTHONY	63619-437		5/16/2014	Convenience	10	No	No		
	11836-552		5/26/1970		37,900	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
1/20/2018	MEAS&NOTICE	HS	Hanne S
1/9/2009	Measured	372	PATRIOT
4/20/2000	Inspected	264	PATRIOT
11/24/1999	Measured	268	PATRIOT
1/1/1982		PS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7151		Sq. Ft.	Site		0	80.	0.89	9									507,624						507,600	

Total AC/HA: 0.16416 | Total SF/SM: 7151 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 507,624 | Spl Credit | Total: 507,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1970	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	25.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	25.4	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.23268580
Const Adj.:	0.99989998
Adj $ / SQ:	166.396
Other Features:	75000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	418974
Depreciation:	106419
Depreciated Total:	312554

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8			BRs: 4			Baths: 1			HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

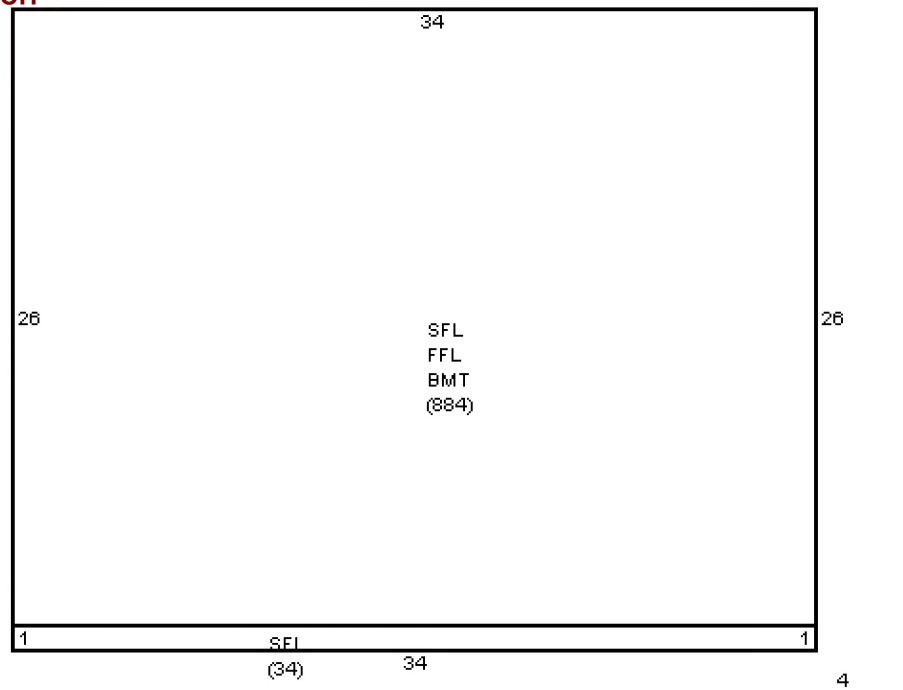
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	166.40
Special Features:	0	Val/Su Net:	116.38
Final Total:	312600	Val/Su SzAd	173.47

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	918	166.400	152,751
BMT	Basement	884	49.920	44,128
FFL	First Floor	884	166.400	147,094
	Net Sketched Area:	2,686	Total:	343,973
Size Ad	1802	Gross Are	2686	FinArea 1802

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

156.0-0003-0005.A

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	12X8	A	AV	1996	0.00	T	18.4	101						
19	Patio	D	Y	1	12X12	A	AV	2000	4.85	T	15.2	101			600			600

More:	N	Total Yard Items:	600	Total Special Featues:		Total:	600